

FOR SALE, LEASE OR BUILD-TO-SUIT

27629 HAGGERTY ROAD

NOVI, MICHIGAN

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

NEW CONSTRUCTION



FULLY SITE PLAN APPROVED

PROPERTY FEATURES

- Up to 37,725 SF on Ground Floor
- 24' Clear Ceiling Height Throughout
- Potential Second Floor/Mezzanine/Crane
- Truckwell and Grade Level Loading
- Layout and Finishes to Suit
- Phased Construction Possible
- High-Image Facility - Main Road Exposure
- Over 30,000 VPD on 12 Mile at Haggerty Rd
- Freeway Access via 12 Mile/M-5 Interchange

FOR DETAILS CONTACT

Scott Lyons

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(248) 567-8002



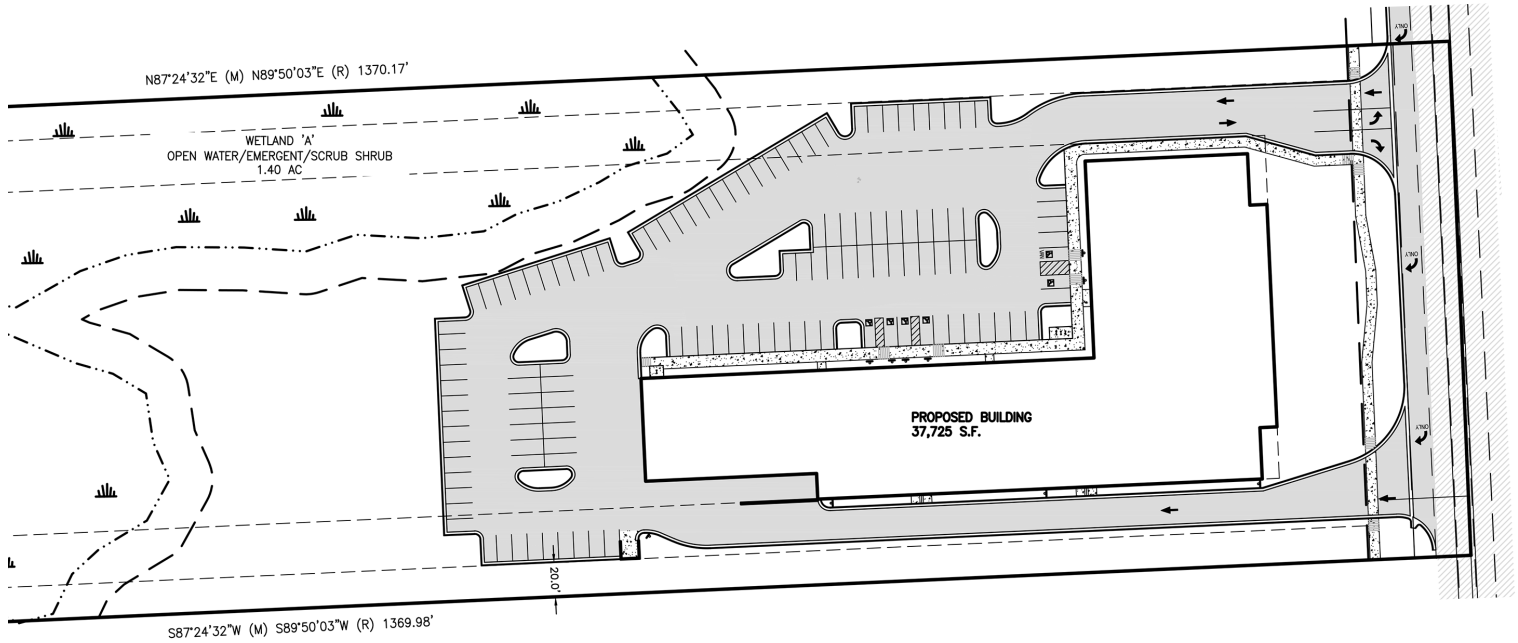
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**27629 Haggerty Road
Novi, MI**


Property Type: Industrial
Available SF: 37,725
Land Size (Acres): 9.47
Market: SE Michigan
Submarket: I-96
County: Oakland

Availability Details

Available SF:	37,725	Transaction Type:	Sale/Lease/Build-to-Suit
Industrial SF:	To Suit	Asking Sale Price:	To Be Determined
Office SF:	To Suit	Asking Lease Rate:	To Be Determined

Comments

Availability Comments: This building has the ability to add second story offices. Each floor up to 19,350 SF space. Building size may be modified to provide for smaller footprint and/or smaller office percentage within the property.

Building & Construction Details

Construction Status:	Planned	Year Built:	2025	Floor Type:	Concrete 6"
Spec/BTS:	Yes	Floors:	1	Sprinkler:	Yes
Primary Use:	Industrial	Multi-Tenant:	No		
Flex:	Yes	Construction Type:	Masonry/Glass		
# of Buildings:	1				

Clearance, Dock & Door

Ceiling Height: 24'	# GL/DID: TBD	# Ext. Docks: TBD
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 12x14	# Ext. Levelers: TBD
Column Spacing:	Total Doors: TBD	

Loading & Door Comments: The ceiling could be higher if necessary. Building as shown has one truckwell and multiple grade level doors.

Parking

# Spaces: 115	# Covered Spaces: TBD
Parking Ratio: 3/1,000	

Parking Comments: . Additional parking possible based on building size.

Site

Land Size (Acres): 9.74	Lot Dimensions (LxW):	Zoning: OST-Office/Service/Technology
Land SF: 424,275	Floodplain:	Topography: Available
Land Usable Acres: Approx. 7.25	Density:	Site Shape: Rectangular
Land Usable SF: 315,810	Permitted FAR:	Access: West 12 Mile Rd & I-96
	Development Capacity:	Frontage: Haggerty Road
	Yard Type:	
	Yard SF:	

Additional Site/Parcel Information Comments: Site includes City of Novi requirements for on-site detention. Vacant land may be sold separately.

Frontage Traffic Count Comments: Over 16,000 VPD on Haggerty Road at Hillstech Drive. Over 30,000 VPD on 12 Mile at Haggerty Road.

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	scott.Lyons@lee-associates.com

